

CITY COUNCIL  
ATLANTA, GEORGIA

03-O-0456

**AN ORDINANCE  
BY COUNCILMEMBER CLAIR MULLER AS SUBSTITUTED BY  
COMMUNITY DEVELOPMENT & HUMAN RESOURCES COMMITTEE**

**AN ORDINANCE TO AUTHORIZE IMPLEMENTATION OF THE  
CITY OF ATLANTA SUSTAINABLE DEVELOPMENT DESIGN  
STANDARDS; TO PROMOTE CONSISTENT APPLICATION OF  
SUSTAINABLE GREEN BUILDING PRACTICES;  
INCORPORATE SUSTAINABLE BUILDING DESIGN AND  
CONSTRUCTION PRACTICES INTO CITY FINANCED  
PROJECTS; AND FOR OTHER PURPOSES.**

**WHEREAS**, development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, toxic wastes, health hazards, global warming, and other negative consequences; and

**WHEREAS**, buildings use one-quarter of all the world's wood harvest, consume two-fifths of all material and energy flows, and account for more than one-third of U.S. CO2 emissions; and

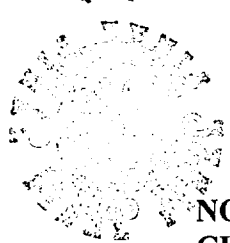
**WHEREAS**, the Atlanta City Council recognizes that green building shall complement existing policies related to development and natural resource conservation; and

**WHEREAS**, the City of Atlanta recognizes and accepts its responsibility to implement and promote building practices that protect the quality of the air, water, and other natural resources; reduce construction practices that impact native vegetation, wildlife, and other ecosystems; and minimize the human impact on local and regional ecosystems; and

**WHEREAS**, the City departments shall take a leadership role by identifying actions that demonstrate the City's commitment to sustainable building design in its own building practices and policies; and

**WHEREAS**, the City of Atlanta Sustainable Development Design Standards shall contain the strategies of 1) incorporating green building practices into all facilities constructed, owned, or managed by the City; and 2) incorporating green building goals and practices into ongoing and future program areas; and

**WHEREAS**, the City Council and City of Atlanta shall incorporate life cycle and total cost accounting in the design, construction, deconstruction, operation, and maintenance of all city-owned and financed buildings.



**NOW, THEREFORE, BE AND IT IS RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:**

**SECTION 1.** That Article I and II, Chapter 75 of the Code of Ordinances entitled Sustainable Development Design Standards are hereby established.

**SECTION 2.** That the text for the new Article I and II, Chapter 75, Sustainable Development Design Standards, shown in Exhibit A, is hereby adopted in its entirety.

**SECTION 3.** That the Environmental Manager for the City shall convene a Green/Sustainable Building Design work group comprised of key City Departments responsible for financing, designing, planning, building, and maintaining city owned facilities.

**SECTION 4.** That the Sustainable Development Design work group is charged with creating the Sustainable Design Program for the City committed to utilizing energy efficient and environmentally responsible approaches in the design, construction, operations, maintenance, and deconstruction of all new, and, to the extent possible, existing City owned and any leased facilities (not yet constructed) within three (3) months of passage of this ordinance.

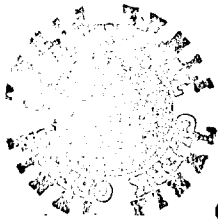
**SECTION 5.** That this ordinance shall take effect immediately from and after its passage in accordance with the provision of the Charter of the City of Atlanta and it is accordingly so resolved.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

MAY 19, 2003  
MAY 27, 2003



## **Exhibit A**

### **Chapter 75: Sustainable Development Design Standards**

#### **Article I**

##### **75-1 Policy**

(a) The City of Atlanta shall incorporate green and/or sustainable building principles and practices into the design, construction, and operations of all City facilities, City-funded projects, and infrastructure projects to the fullest extent possible. Furthermore, the City shall provide leadership and guidance to encourage the application of green building practices in private sector development. This policy is expected to yield long-term cost savings to the City's taxpayers due to substantial improvements in life-cycle performance and reduced life-cycle costs.

(b) In addition, the City shall evaluate all land purchases for future development on the basis of reducing environmental impacts that include but are not limited to transit and bicycle accessibility, urban and brownfields redevelopment, solar access, on-site stormwater mitigation capacity, and vegetation and habitat restoration.

Sections. 75-1--75-15. Reserved.

#### **Chapter 75, Article II**

##### **75-16 Purpose**

The purpose of the City of Atlanta's policy on sustainable building is to demonstrate the City's commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments for staff and visitors, and to contribute to the City's goals of protecting, conserving, and enhancing the region's environmental resources. Additionally, the City shall help to set a community standard of sustainable building.

##### **75-17 Organizations Affected**

All City departments and offices and their contractors responsible for financing, planning, designing, developing, constructing and managing City-owned facilities and buildings.

##### **75-18 Definitions**

1. **Sustainable Building:** Sustainable building means the integration of building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable building merges sound, environmentally responsible




practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and integrating the design approach.

2. **Life Cycle Cost Analysis:** An inclusive approach to costing a program, facility, or group of facilities that encompasses planning, design, construction, operation and maintenance over the useful life of the facilities and finally any decommissioning or disassembly costs. Life Cycle Cost Analysis looks at the net present value of design options as investments. The goal is to achieve the highest, most cost-effective environmental performance possible over the life of the project.
3. **LEED<sup>TM</sup> Rating System:** LEED<sup>TM</sup> stands for Leadership in Energy and Environmental Design, and is a voluntary, consensus-based, market-driven green building rating system developed by the U.S. Green Building Council. It is based on existing, proven technology and evaluates environmental performance from a "whole building" perspective. LEED<sup>TM</sup> is a self-certifying system designed for rating new and existing commercial, institutional, and multi-family residential buildings. It contains prerequisites and credits in five categories: Sustainable Site Planning, Improving Energy Efficiency, Conserving Materials and Resources, Embracing Indoor Environmental Quality, and Safeguarding Water. There are four rating levels: Bronze, Silver, Gold, and Platinum.

#### **75-19 Policy and Goals**

- (a) It is the policy of the City of Atlanta to finance, plan, design, construct, manage, renovate, maintain, and decommission its facilities and buildings to be sustainable. This applies to new construction and major remodels in which the total project square footage of 5,000 gross square feet of occupied space meets the criteria given by the Sustainable Development Design work group.
- (b) The LEED<sup>TM</sup> rating system and accompanying Reference Guide shall be used as a guidance for design and a measuring tool to determine what constitutes sustainable building by national standards.
- (c) Facilities and buildings over 5,000 gross square feet of occupied space shall at a minimum incorporate sustainable design criterion as defined by this Article. Design and project management teams are encouraged to meet LEED<sup>TM</sup> rating levels.

#### **75-20 Procedures and Responsibilities**



(a) The Commissioners of all City Departments whose responsibilities include planning, designing, constructing or renovating City-owned facilities are responsible for ensuring that facilities and buildings comply with 75-19.

(b) The City's Environmental Manager is responsible for coordinating to City departments any educational, technical and financial resources available that support and promote sustainable design and construction of City facilities.

(c) The City's Environmental Manager shall establish the minimum number of credits required in each of the LEED™ categories so that projects demonstrate performance in all categories.

(d) Additionally, the City shall establish an interdepartmental Sustainable Development Design work group, under the Environmental Manager, and shall be responsible for creating and updating the City of Atlanta's LEED™ application guide, for helping provide technical expertise on specific sustainable building issues on a case-by-case basis, and coordinating LEED™ training programs.

#### **75-21 Budgeting and Financing**

All capital construction which falls under this policy will be expected to budget to incorporate LEED™ design standards. Budget planning and life cycle cost analysis to achieve a high rating is encouraged.

#### **75-22 Training**

LEED™ training will be coordinated through the Environmental Manager and/or other sponsoring departments.

#### **75-23 Exemptions**

Reserved.

Sections. 75-24--75-50. Reserved.

RCS# 4728  
5/19/03  
5:00 PM

Atlanta City Council

Regular Session

03-O-0456      Authorize Implementation of Sustainable  
Development Design Standards  
ADOPT ON SUB

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
NV Young	Y Shook	Y Maddox	Y Willis
B Winslow	NV Muller	NV Boazman	NV Woolard

03-0 -0456

(Do Not Write Above This Line)

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PRACTICES INTO CITY FINANCED  
PROJECTS; AND FOR OTHER PURPOSES.

ADOPTED BY

MAY 19 2003

SUBSTITUTE **COUNCIL**

- ☐ CONSENT REFER
  - ☐ REGULAR REPORT REFER
  - ☐ ADVERTISE & REFER
  - ☐ 1st ADOPT 2nd READ & REFER
  - ☒ PERSONAL PAPER REFER
- Date Referred 3/17/03
- Referred To: CD/HAR
- Date Referred \_\_\_\_\_
- Referred To: \_\_\_\_\_
- Date Referred \_\_\_\_\_
- Referred To: \_\_\_\_\_

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred To \_\_\_\_\_

Committee CD/HAR

Date 4/1/03

Chair Clair Muller

Action Adopt

Fav, Adv, Hold (see rev. side)  
Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee CD/HAR

Date 5/13/03

Chair Clair Muller

Action Adopt

Fav, Adv, Hold (see rev. side)  
Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

FINAL COUNCIL ACTION  
☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☒ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
MAY 19 2003

ATLANTA CITY COUNCIL PRESIDENT  
Clair Muller

CERTIFIED  
MAY 19 2003  
Frank Langford  
MUNICIPAL CLERK

MAYOR'S ACTION

Clair Muller  
MAYOR